



NETWORK STRENGTH - LOCAL KNOWLEDGE



ULSTER PROPERTY SALES

**UPS**

**34 Coniamstown Road, Downpatrick**

**Offers Around £275,000**

## 34 Coniamstown Road, Downpatrick

A most attractive detached family home offering over 3,000sq ft of well planned living space with a quality of internal and external finish and presentation that will have great appeal to potential purchasers. Located just outside Downpatrick and just a few minutes from the coast and Bright Golf Course. This home is built on a generous site and has a detached matching garage.



## **DESCRIPTION CONTINUED**

The adaptable accommodation comprises large entrance hall, family room, lounge, kitchen/ living/ dining area, sun room, four/ five bedrooms, separate utility room and computer area.

The property has been well constructed to ensure high levels of thermal insulation affording low heating costs and therefore energy efficiency.

## **SPECIFICATION**

The house has been finished to a high specification including:

- \*Oil fired central heating
- \*High pressure water system.
- \*Wired for burglar alarm.
- \*Upvc double glazed windows.
- \*Finished with oak staircase and pine doors.
- \*High specification floor, wall and roof insulation.
- \*Excellent electrical layout, generous supply of power points, T.v points and Telephone points.

## **LARGE ENTRANCE HALL**

3.40m x 6.76m (11'2" x 22'2")  
PVC glazed front door to large entrance hall with storage cupboard. Feature Oak Staircase. Tiled Floor.

## **FAMILY LIVING ROOM**

19'3" x 12'0" (5.87m x 3.66m)  
Wooden Mantle and Surround with Open Fire and Tiled Hearth. Door leading to Sunroom.

## **LOUNGE**

4.83m x 4.65m (15'10" x 15'3")  
Feature Stone Fireplace with Multi Fuel Stove and Wooden Beam Mantle.

## **SUNROOM**

4.62m x 4.17m (15'2" x 13'8")  
Pvc glazed doors to garden; doors to kitchen and family living room.

## **KITCHEN**

5.79m x 3.84m (19'0" x 12'7")  
Low and High Rise Cream Units. Range Style Cooker and Extractor and American Style Fridge/Freezer. Stainless Steel Sink. Tiled Floor.

## **UTILITY ROOM**

3.61m x 2.21m (11'10" x 7'3")  
Large utility room with Pvc glazed back door. Low and high rise cream units and stainless steel sink.

## **FAMILY ROOM/ BEDROOM FIVE**

4.83m x 4.78m (15'10" x 15'8")

## **BATHROOM**

3.51m x 3.05m (11'6" x 10'0")  
Tiled Floor. Corner Shower; Bath; Low Flush W/C and Hand Basin. Towel Radiator. Ceiling Spotlights.

## **FIRST FLOOR**

## **OPEN PLAN LANDING/ STUDY**

6.71m x 3.38m (22'0" x 11'1")  
Wired for computer.

## **MASTER BEDROOM**

9.47m x 5.87m at widest (31'1" x 19'3" at widest)  
Velux windows and Views of the Mourne Mountains. (There is space for both an En-Suite and Dressing Room.)

## **BEDROOM TWO**

4.65m x 4.83m (15'3" x 15'10")  
Front.

## **BEDROOM THREE**

4.88m x 4.75m (16'0" x 15'7")  
Rear bedroom with velux windows.

## **BEDROOM FOUR**

3.15m x 3.05m (10'4" x 10'0")  
Rear bedroom with velux window.

## **BATHROOM**

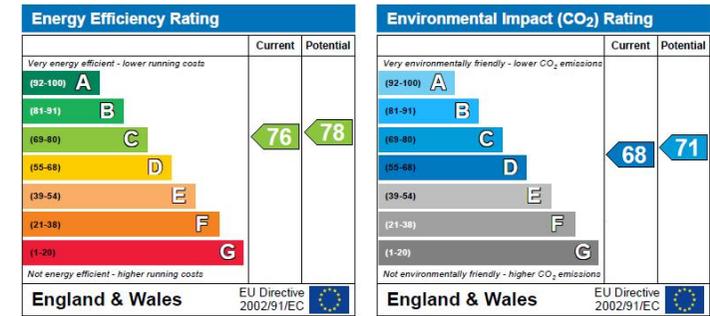
Tiled Floor. Corner Shower; Hand Basin; Low Flush W/C.

## **GARAGE**

6.02m x 5.05m (19'9" x 16'7")  
Large garage with power and light, wired for generator and fully alarmed. Pvc glazed side door.







Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



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